

FOR LEASE

Place du Portage, Phase IV
140 Promenade du Portage
Gatineau, Quebec



SPACE TYPE | RETAIL BASE RENT | \$17.00 - \$22.00 PSF
ADDITIONAL RENT | OPEX/CAM: \$7.07 PSF - \$7.44 PSF PROPERTY TAXES | SEPARATE

FEATURES

- Several units available, ranging from 343 ft² to 3,656 ft²
- Located in the heart of downtown Hull, minutes to the Ottawa centre
- Steps from the Ottawa River, Canadian Museum of History, the historical Chaudière Islands and the new Zibi redevelopment
- Four complex towers are interconnected and can accommodate approximately 10,000 federal employees
- Commercial areas are open to employees and the public from Monday to Friday between 7:00 AM and 6:00 PM
- Easily accessible from the Portage, Chaudière, Alexandria and MacDonald Cartier bridges as well as Highway 5 and Highway 50
- Co-tenants include Tim Hortons and variety of professional services including a dentist, a hair salon, and an optometrist and orthopedic clinics

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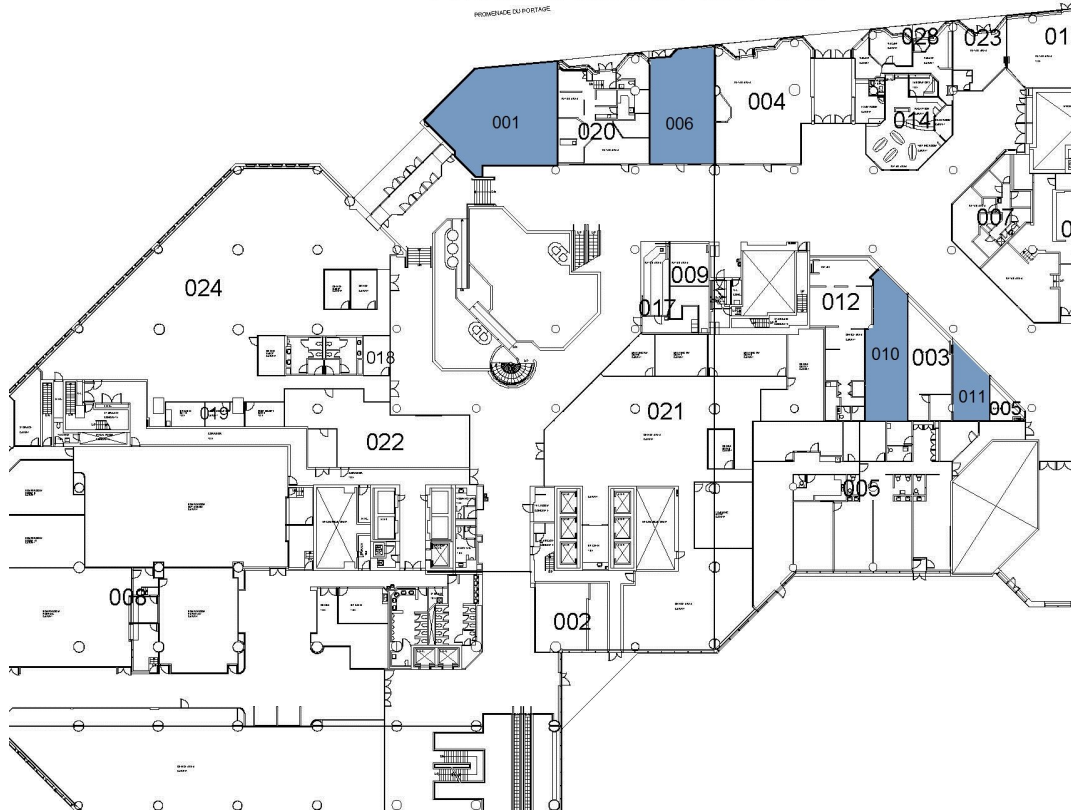
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PROMENADE DU PORTAGE



Unit 001	1,539.3 ft ²	Corner premises, street and interior access
Unit 006	1,097.9 ft ²	Street and interior access
Unit 010	811.6 ft ²	Fully demised for esthetic, massage or other clinic
Unit 011	343.4 ft ²	Smaller unit, ideal for single office professional

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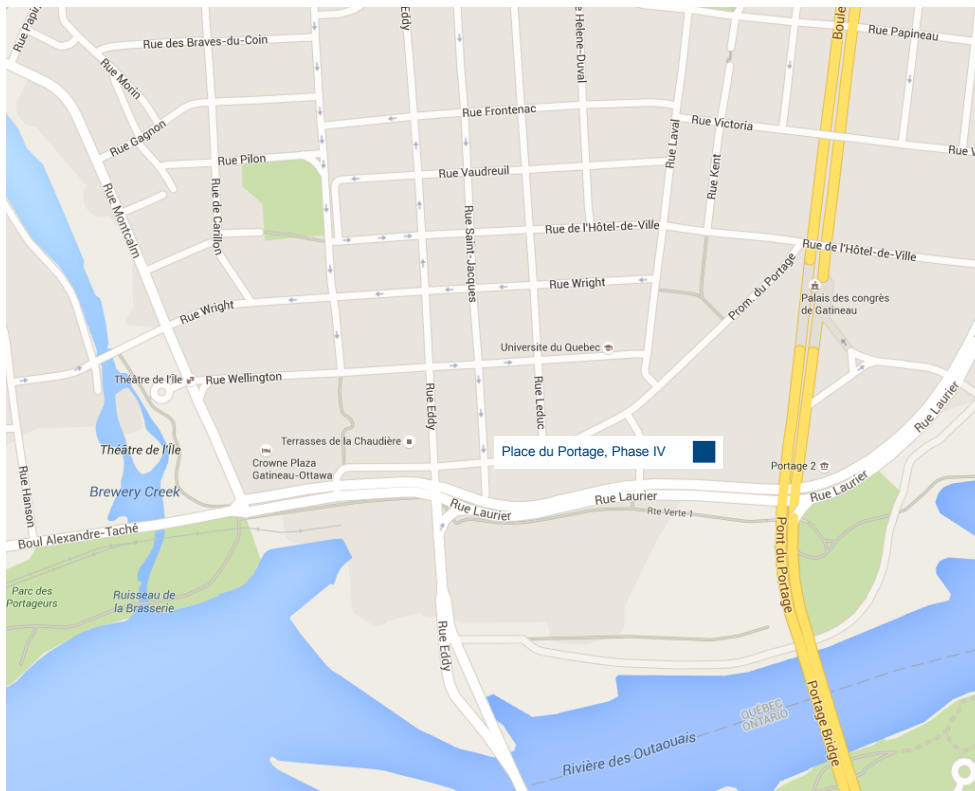


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Location Map



FOR MORE INFORMATION

YVES BOISSONNEAULT

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